

**5285** Addresses Feb. / Mar. 18 Aerial

Subject Property





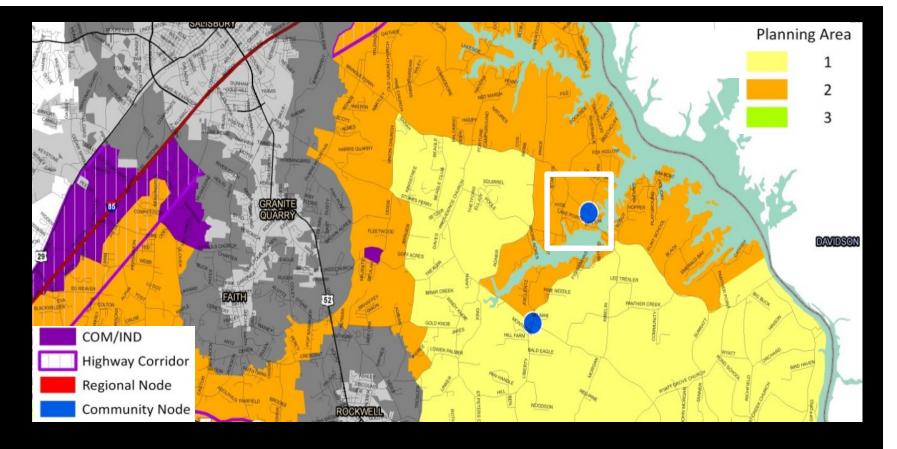


MAJOR GROUP	INDUSTRY GROUP	CBI-CD	RA	
Residential		Not Permitted	Permitted	
Construction		Pier and dock const.	Permitted with SR	
Manufacturing		Not Permitted	Permitted with SR	
	"Heavy Impact Uses"	Not Permitted	Not Permitted	
Transp., Com., Elec. / Gas,				
& Sanitary Svc.		Not Permitted	Some Permitted with SR	
Wholesale Trade		Not Permitted	Most Permitted with SR	
Retail Trade		Not Permitted	Permitted with SR	
Finance, Ins., & Real Est.		Not Permitted	Permitted with SR	
Services		Not Permitted	Most Permitted with SR	
	Misc. Amusement & Rec.	Not Permitted	Not Permitted	
Public Admin.		Not Permitted	Permitted	

Generalized Groupings:

Permitted: 100-75% Most: 75-50% Some: 50-25% Not Permitted: 25-0% Source: Section 21-113 Table of Uses





- Located in Area 2 of the Eastern Area LUP Lands adjacent to municipal areas and High Rock Lake.
- Rural Businesses may be appropriate along recognized thoroughfares.
- Area 2 is primarily zoned RA.





To:

Rowan County Department of Planning & Development 402 North Main Street - Suite 204 - Salisbury, NC 28144 Phone: (704) 216-8588 - Fax: (704) 216-7986 www.rowancountync.gov/planning

## NOTICE OF REMOTE HEARING

Adjoining Property Owner From: Rowan County Planning Department May 11, 2020

Date: Rezoning Request Z 01-20 Subject:

The Rowan County Planning Board will conduct a remote courtesy hearing through virtual means on Tuesday, May 26, 2020 beginning at 7:00 PM to consider the following application:



## Z 01-20

Property owners Mark and Lorin Oden are requesting rezoning of their approximate 8.36 acre parcel referenced as Tax Parcel 644-150 located in the 8600 Block of Bringle Ferry Road from Commercial, Business, Industrial with a Conditional District (CBI-CD) to Rural Agricultural (RA). The current CBI-CD zoning of this property reflect a March 2000 designation of a district to exclusively permit a pier and dock construction business, which did not materialize resulting in an expired development plan. Conditional district designations with an expired development plan must be rezoned to a general zoning district, which, in this case, is proposed as **RA** to match the surrounding properties.

Your property is within the notification area of the requested application. This notice is for your information only and your participation is optional. If you are interested in participating in the meeting, please see the back side of this notice for instructions. If you have general questions regarding the request, you may contact the Rowan County Department of Planning and Development at 704.216.8588 or visit http://www.rowancountync.gov/1272/Planning-Board and select Z 01-20.



PARCEL	OWNER NAME	ADDRESS	CITY	STATE	ZIP
641 041	HORN KIMBERLY & RANDALL	3295 POOLE RD	SALISBURY	NC	28146
644 043	AGNER HUBERT & MARY	8620 BRINGLE FERRY RD	SALISBURY	NC	28146
644 117	RAYMOND SHIRLEY	1375 SHIVE RD	SALISBURY	NC	28146
644 118	WAGNER LUCILLE & JAMES	126 DELLWOOD AVE	SWANNANOA	NC	28778
644 120	AGNER JAMES & AUDREY	295 NORTH ST	SALISBURY	NC	28147
641 038	VANEVERY TRACY & DUANE	8542 BRINGLE FERRY RD	SALISBURY	NC	28146
641 042	SALE TONY	6555 BRINGLE FERRY RD	SALISBURY	NC	28146
644 151	MEZA REYNALDO & ELDA	656 W SIDE DR # DT	GAITHERSBURG	MD	20878





Public Notice: 5/11 - Letters Mailed; 5/12 - Sign Posted

## Procedures

- MOTION TO ADOPT STATEMENT OF CONSISTENCY
- MOTION TO APPROVE / DENY / TABLE Z 01-20
- SECOND READING REQUIRED TO ALLOW PUBLIC COMMENT 24 HRS AFTER MEETING

